

**CLERMONT COUNTY PLANNING COMMISSION  
NINTH REGULAR MEETING  
September 23, 2008**

The Ninth Regular Meeting of the Clermont County Planning Commission was held on Tuesday, September 23, 2008 at 5:00 p.m. in the Engineering/Planning Conference Room. Members present were Mr. Boso (arrived at 5:07 p.m.), Mr. Fischer, Mr. Freeman (arrived at 5:10 p.m.), Mr. Hoffman, Mr. Johns, Mr. Nichols, Mr. Schultz, and Mr. Thomson.

**APPROVAL OF MINUTES:**

Chairman Schultz asked if there were any questions, additions or corrections to the August Minutes that had been mailed to the members prior to the meeting. A motion to approve the August Meeting Minutes was made by Mr. Hoffman, seconded by Mr. Johns, and carried unanimously.

**NEW BUSINESS**

**October Work Session**

The October Work Session will be held at Permit Central on October 8, 2008. The topic of discussion is Comprehensive Plan – Land Use.

**STAFF REPORT ON SUBDIVISION CASES**

There were no subdivision cases submitted for review and action in October.

**STAFF REPORT ON ZONING CASES**

**Miami Twp. Zoning Cases 525, 526, & 527**

**Middleton Properties**

5:05 p.m.

Ms. Celsor presented the Staff Report for these zoning requests. Staff's recommendation was for approval of the proposed requests.

Rob Steinkamp, Steinkamp, Steinkamp & Hampton Architects, Larry Meehan, Shaker Construction and Larry Fronk, Miami Township Community Development Director, were present for this case.

Following short discussion, Mr. Hoffman moved that the Planning Commission recommend to Miami Township **approval** of Miami Township Zoning Cases 525, 526, & 527, per staff's recommendation, seconded by Mr. Boso, and carried unanimously.

**Union Twp. Zoning Case 6-08-Z**

**West Clermont Local School District**

5:15 p.m.

Ms. Celsor presented the Staff Report for this zoning request. Staff's recommendation was for approval with conditions as listed in staff's report.

Jake Thamman, Architect, and Ed Dyer, West Clermont Local School District, were present for this case. Both stated their desire to resolve access drive issues after the preparation of a traffic study and the submission of that study to the Ohio Department of Transportation.

Following discussion, Mr. Hoffman moved that the Planning Commission recommend to Union Township **approval** of Union Township Zoning Case 6-08-Z, with the following conditions:

1. The alternate access drive shall be designed in accordance with ODOT following their review of the future traffic study to be provided by the applicant.
2. A traffic analysis shall be performed for the intersection of State Route 125 and Britton Boulevard as recommended by ODOT.
3. The right-of-way on State Route 125 should meet the requirements of the Clermont County Thoroughfare Plan.
4. Pedestrian access to the adjacent residential area should be considered.

The motion was seconded by Mr. Thomson, and carried unanimously.

## **OLD BUSINESS/NEW BUSINESS AND COMMITTEE REPORTS**

### **Subdivision Regulations Committee**

No report at this time.

### **Community Advisory Committee**

No report at this time.

### **Thoroughfare Plan Technical Advisory Committee**

No report at this time.

As there was no further business brought before the Planning Commission, the meeting was adjourned.

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**Karl Schultz, Chairman**

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**Douglas W. Thomson, Vice Chairman**